Robert Ellis

look no further. . .

A THREE BEDROOM MID TOWN HOUSE.

Alexandra Crescent
Beeston, Nottingham NG9 2BQ

£198,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS THREE BEDROOM MID TOWN HOUSE SITUATED WITHIN WALKING DISTANCE OF BEESTON TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor bathroom, spacious dual aspect living room and breakfast kitchen. The first floor landing then provides access to three bedrooms.

The property also benefits from gas fired central heating from combination boiler, double glazing, gated off-street parking and a generous, long garden to the rear.

The property is located within walking distance of the shops, services and amenities in Beeston town centre. There is also easy access to good transport links including tram services, bus services, as well as nearby A roads and motorway junction. Schooling for all is also within easy reach.

We believe the property will make an ideal first time buy or young family home and we highly recommend an internal viewing.

ENTRANCE HALL
6'3" x 5'6" (1.91 x 1.70)
uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor with decorative wood spindle balustrade. Doors to the living room, bathroom and kitchen.

DUAL ASPECT LIVING ROOM
16'5" x 10'10" (5.02 x 3.32)
Dual aspect bright and airy living room with double glazed window to the front and double glazed French doors opening out to the rear garden. Radiator, media points, central chimney breast incorporating an Adam-style fire surround with glass fronted storage cabinets, pull-out drawers, marble insert and hearth, housing a gas coal effect fire.

KITCHEN
11'7" x 10'4" (3.54 x 3.15)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble-style roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring hob with extractor over and oven beneath, plumbing for washing machine and space for full height fridge/freezer, radiator, useful understairs storage closet/pantry, two double glazed windows to the rear (with fitted blinds), coving, wall mounted electrical consumer box, uPVC panel and double glazed exit door to the garden.

BATHROOM
5'7" x 4'10" (1.71 x 1.48)
Three piece suite comprising panel bath with mains shower over, wash hand basin and low flush WC. Tiling to the walls, double glazed window to the front, radiator, wall mounted cabinet.

FIRST FLOOR LANDING
Double glazed window to the rear overlooking the rear garden, decorative wood spindle balustrade, loft access point to an insulated loft space via pull-down loft ladders. Doors to all three bedrooms.

BEDROOM ONE
18'2" x 8'5" (5.55 x 2.57)
Bright and airy dual aspect room with double glazed windows to both the front and the rear, radiator, telephone point and useful overstairs storage closet.

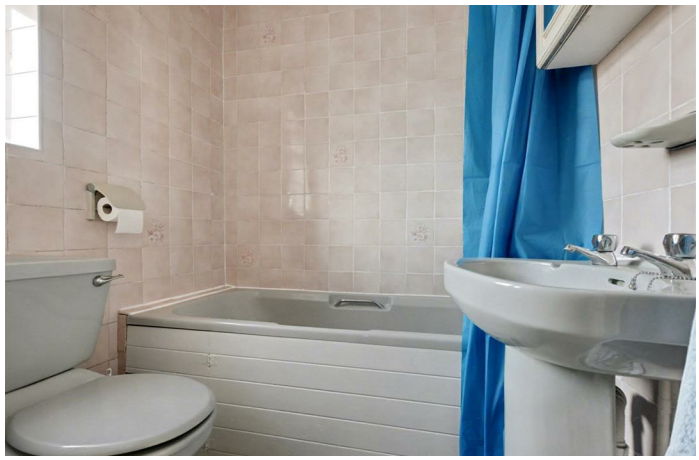
BEDROOM TWO
10'10" x 8'8" (3.32 x 2.66)
Double glazed window to the front, radiator, overstairs storage closet which also houses the "Worcester" gas fired combination boiler for central heating and hot water purposes.

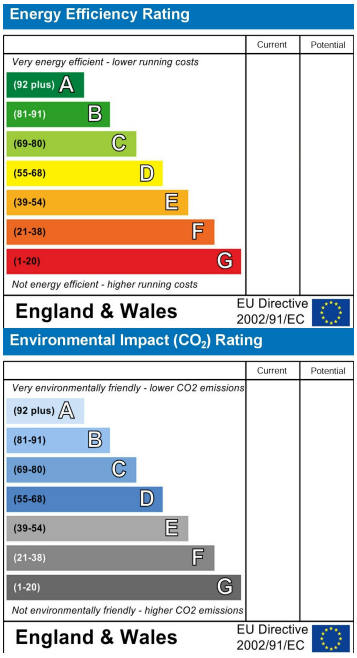
BEDROOM THREE
7'10" x 7'3" (2.39 x 2.23)
Double glazed window to the rear overlooking the rear garden, radiator.

OUTSIDE
To the front of the property there is a lowered kerb entry point to a gated driveway providing off-street parking with further pedestrian wrought iron gate to the front. Planted flowerbeds and borders housing a variety of bushes and shrubbery, decorative stone and pebble chippings to the boundary lines.

TO THE REAR
The rear garden is of a fantastic overall proportion, ideal for young families. The rear garden is split into various sections with a good size initial paved patio seating area. This then leads on via a pathway leading to the foot of the garden which is enclosed by timber fencing to either side. Within the garden there is a useful garden shed and greenhouse, external lighting point and water tap.

DIRECTIONS
Proceed away from Beeston centre heading in the direction of the train station before taking an eventual left hand turn just after the traffic lights but prior to the bridge to the train station. Take a right hand turn onto Alexandra Crescent and follow the bend in the road. The property can be found on the right hand side, identified by our For Sale board.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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